



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019755 <b>Parcel ID</b> 000000-00-0-00465-001-0006 <b>Cadastral ID</b> 23-21-14-03030 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 333973 TACKETT, VICTOR MURRAY & MADELYN GRACE-TRUSTEES VMT FAMILY TRUST 8660 N 165TH E AVE OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 08660 N 165TH E AVE <b>Subdivision</b> LOLLAR HEIGHTS <b>Lot/Block</b> 0006 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 23 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.28171828 -95.78922844					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R21 000277</td> <td>R23- POSS RMA</td> <td>07/2021</td> <td>09/2022</td> <td>201,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000277	R23- POSS RMA	07/2021	09/2022	201,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.4554 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 106,958.00 x 1.55 = 165,334 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 165,334		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Wood
<b>Base/Total Area</b>	2,629 / 2,629
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	802
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	858 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1983 / 32

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	314,079	119.47	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	367,860		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.73	<b>Total Misc Impr</b>	+ 31,988				
<b>Roofing Adj</b>	+ 4.47	<b>Garage Cost</b>	+ 32,038				
<b>Subfloor Adj</b>	+ -0.65	<b>Total RCN</b>	= 390,259				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 40%)</b>	- 156,104				
<b>Plumbing Adj</b>	+ 5.90	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 234,155				
<b>Adj Base Cost</b>	= 124.09	<b>Lot Value</b>	+ 165,334				
<b>Total Area</b>	x 2,629	<b>Indicated Value</b>	= 399,489				
<b>Adjusted Cost</b>	= 326,233	<b>Value Per SqFt</b>	151.95				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	234,155		
<b>Lot Value</b>	165,334		
<b>Indicated Value</b>	399,489	151.95	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	14,239		
<b>Total Value</b>	413,728	157.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	48056	31x5		155	26.44		4,098
EPSW	ENCLOSED PORCH - SOLID WALL	48057	21x11		231	68.90		15,916
PRCH	SLAB PORCH - COVERED	48058	243		243	26.17		6,359





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	20x30x0			600
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (27.92 x 600)		16,752	16,752	2,513	14,239	